

## St. Lucie County EAR-Based Amendments Responses to Public Workshop Comments

**February 8, 2010 -**

Comments	Response
1. Imbalance of commercial, industrial to residential development	Currently there are over 309 acres of vacant land with a MXD or SD Future Land Use designation that may be developed into a non-residential use (commercial or industrial) in addition to the 677 acres of vacant commercial and 26 acres of vacant industrial. Many of the current Future Land Use designations were identified in the late 1980's. The majority of St. Lucie County is developed as residential or agricultural.
2. What data used on sea level rise?	"Sea Level Rise in the Treasure Coast Region" by the Treasure Coast Regional Planning Council, December 2005 <a href="http://www.tcrpc.org">www.tcrpc.org</a> As part of an ongoing program evaluating global climate change, the EPA has initiated a nationwide project promoting planning for and awareness of sea level rise. In 2000, the EPA issued a grant to the SWFRPC to participate in this program and coordinate the study of sea level rise throughout the State of Florida. In 2002, the TCRPC entered into a contract with SWFRPC to conduct a study of sea level rise within the Treasure Coast Region. The ultimate goal of this project is to diminish losses to life and property from coastal hazards, such as erosion and inundation, and to ensure the long-term survival of coastal wetlands.
3. Concern about potable water, drainage, and stormwater runoff	Provisions provided for in the infrastructure element and respective subelements.
4. What is sustainability and is there a link between the EAR-based Amendments and the UN Agenda 21?	Sustainability: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. There is no direct link between the SLC Comprehensive Plan and the UN Agenda 21. <i>Committee for a Sustainable Treasure Coast –Final Report</i> is reference in the EAR-based amendments.
5. Too much emphasis on high tech jobs and not enough emphasis on job creation for existing folks	(EAR p. 1-28) Adopted targeted industry list. Since 1992, SLC has attracted over 20 new businesses and created 4,900 new jobs through the authorization of economic development incentives. Branding SLC as Florida's research coast. This list is composed of manufacturing, research, and distribution sectors that complement each other and would encourage the creation of industry clusters. Cluster theory is based on the concept that businesses and research centers want to be located in close proximity to similar institutions so that they may take advantage of a skilled workforce, access to specialized higher learning institutions, and adjacency to specialized customers and suppliers. The County has demonstrated the cluster concept with the recruitment of three major life sciences institutes - Torrey Pines Institute, Mann Research Center and the Vaccine and Gene Therapy Institute. St. Lucie County has also recognized its natural assets as a rich source of economic development. These include the vast opportunities for ecotourism and tourists interested in outdoor activities, such as golf and fishing. The existing plan identified tourism as an economic development tool. The Comp Plan contains the optional Economic Development Element. The Ad Valorem Tax Abatement and job Growth Investment Grants (JGIG) incentives have been especially successful in creating new jobs within the County.
6. Too much emphasis on	Florida Administrative Code, State mandated elements: Coastal

environmental protection. Too sensitive to land preservation.	Management Element (9J-5.012), Conservation Element (9J-5.013)
7. There has been too much population growth	Population in St. Lucie County is expected to grow by 64% in the next 30 years (BEBR 2009)
8. How will Housing Data be reviewed again after Census?	New data provided by the 2010 census will be incorporated into the data and analysis of the Housing Element as appropriate.
9. What is jobs/housing balance and how will that be used as an indicator?	The jobs/housing balance ratio of 1.5 is suggested by the American Planning Association. In an ideal world, there would be one job per resident. More realistically, a standard of 1.5 jobs to each housing unit could be developed and a range of 1.3 to 1.7 or 1.4 to 1.6 could be adopted as a target. (Weitz, Jerry, "Jobs-Housing Balance," Planning Advisory Service, American Planning Association, 2003.) The jobs/housing balance in St. Lucie County for 2007 is 0.56 based upon the number of households and labor force totals. This low ratio may partially be due to the large retirement community. The County would like to utilize a jobs/housing balance ratio as a barometer of economic success, like a litmus test for the County's progress on balancing jobs and housing.
10. There is no existing Transfer of Development rights program right now.	A TDR program currently exists in the TVC and Rural Land Stewardship programs. The Western Lands Study is currently exploring the applicability of TDRs in western SLC.
11. How can supporting biofuels in the Comp Plan actually help develop biofuels?	HB 7053 amending FS 163.3177 addresses the necessity of rural agricultural industrial centers for the efficiency of biofuels production which may require a Future Land Use Map Amendment (FLUMA) for siting, if so this bill prevents the denial of such a FLUMA based on findings that it promotes urban sprawl. A policy supporting biofuels will ensure that land development regulations do not get in the way of biofuels production.
12. It seems that the County has a policy of not allowing mobile homes.	<p>Zoning for mobile homes is RMH-5 and are permissible under the following land use designations: RU, RM, RH and MXD. There are existing mobile home parks identified as a conditional use under HIRD zoning. Currently the following language is present in the Comp Plan:</p> <p>Objective <del>53</del>.2.6: The County shall continue to provide regulations that permit mobile homes in the county.</p> <p>Policy <del>53</del>.2.6.1 - The RMH-5 zoning or a similar classification shall be retained in the Land Development Regulations.</p>
13. Osceola County has a transfer of development rights program worth reviewing including options for buying down density.	<p><b>Osceola County Comp Plan (adopted in 2007) Policy 1.1.3:</b>  <i>Urban Infill and Urban Expansion Areas.</i>  The UGB (Urban Growth Boundary) is divided into two (2) development areas – an Urban Infill Area and an Urban Expansion Area. To encourage development that can be efficiently served with public facilities and services, while discouraging the proliferation of urban sprawl, new residential development within these areas shall be meet the following minimum net densities:</p> <p style="text-align: center;">Urban Infill Area – 3.0 dwelling units per acre  Urban Expansion Area – 5.0 dwelling units per acre</p> <p><u>Developing at less than the established minimum net densities will be permitted where the County's TDR program is used to buy down the density.</u> Net density is defined as the total number of units divided by the developable area. The developable area consists of the residential land area less land for regional, public recreation and</p>

	open space areas in excess of the County's minimum requirements, stormwater systems designated by a water management district as "works of the district," natural water bodies and wetlands
14. County Commission has say over development of land and can limit your opportunities? What is the purpose?	County commissioners constitute the elected legislative body of the county and as a group are responsible for taxation, appropriations, ordinances, and other general functions. The State requires all counties and cities to have a Comp Plan including regulations for land use. Generally, the purpose of land use and zoning regulations is to protect property values and quality of life which could be adversely impact neighboring uses.
15. Will St. Lucie County reconsider their decisions based on this erroneous data? (comment provided via email after workshop)	Citizens are afforded several opportunities to challenge decisions that they feel may be inconsistent with the Growth Management Act and local government comprehensive plans. Your comment is a part of the official record.

## February 15, 2010

Comments	Response
1. What is the source of information for the amendments? Is there a global connection?	The Evaluation and Appraisal Report adopted by the BOCC in October 2008 is the basis for the amendments. This document is available online for download and review at: <a href="http://www.stlucieco.gov/growth/EAR.htm">http://www.stlucieco.gov/growth/EAR.htm</a> One of the documents used as a resource is the Committee for a Sustainable Treasure Coast Report.
2. What is Amendment 4/Hometown Democracy?	An initiative on the 2010 ballot. Florida residents will have the option to require that all comprehensive plan amendments are approved by referendum during the November 2010 election.
3. Will you consider a petition to stop this project?	This request is a part of the official record and as such has been sent to the Board members as an attachment to the March 18, 2010 P&Z agenda item. The EAR-based Amendments are a requirement of Florida statutes.
4. The work done in this plan is questionable. It is based upon unfounded science. For example, Phil Jones's statement regarding climate change science. Green and smart growth are buzz words from a global plan putting Agenda 21 in place. In light of recent news, can we back out of this project and reconsider the County's strategy?	Growth Management (Ch. 163 Part II F.S.) Local Government Comprehensive Planning and Development Regulation Act, AKA Florida's Growth Management Act passed in 1985 requiring all 67 counties and 410 municipalities to adopt a Comprehensive Plan.  Comprehensive plans contain chapters or "elements" that address future land use, housing, transportation, infrastructure, coastal management, conservation, recreation and open space, intergovernmental coordination, and capital improvements. A key component of the Act is its "concurrency" provision that requires facilities and services to be available concurrent with the impacts of development.  The EAR-based amendments are State mandated with an associated timeframe for completion.  Greenhouse Gas (GHG) reduction and energy efficiency policies have been added to meet statutory requirements. The policies related to GHG reduction

	and energy efficiency reflect the County's adopted sustainability policy, the "Greenprint."
5. Pay more attention to people- not just roads, plants and dirt. Too much time on this and not people.	Growth Management (Ch. 163 Part II F.S.) Local Government Comprehensive Planning and Development Regulation Act, AKA Florida's Growth Management Act passed in 1985. Sustainability and environmental protection has been an interest of St. Lucie residents for a number of years. An important part of sustainability is economic development job creation.
6. Cost of studies in EAR-based amendments a concern	Any policy that might require a study or large project includes the language "explore the financial feasibility of" or "if funding is available." This gives the County Commission the option to review implementation of the policies based upon available funding.
7. This will add to cost of development. Development pays in advance. Green construction adds costs. Cost of permits a concern.	HB 697 passed in 2008 requiring that Future Land Use and Transportation Element be amended to address urban sprawl, energy efficient land use patterns and strategies to reduce greenhouse gas emissions. The state requires that all new public buildings be built to green standards. Private buildings are not required to build to green standards. Many new private buildings are voluntarily building to green standards because of the long term cost savings.
9. Using free money for green building. Why are we adding costs?	HB 697 calls for energy efficiency in the design and construction of new housing, the use of renewable energy resources. Green buildings are a benefit for the owner/builder in that there will be reduced energy usage and costs.
10. Putting fear in people about greenhouse gases	HB 697 provides for new requirements regarding greenhouse gas reduction strategies, strategies to address reduction in greenhouse gas emission from the transportation sector.
11. Tradition has rotten copper pipes. People are suffering.	Tradition is located in the city of Port St. Lucie.
12. Can County help local folks go green? Won't it cost money to go green?	County is looking at ways that code and regulation may unintentionally hinder green initiatives by the public and remove these obstructions. The County may choose to offer incentives to builders going green. Green buildings are generally more expensive to build, but owners may save money in the long term due to reduced energy usage.
13. Slides 10, 13, and 14 regard reducing single occupant automobile use. Are there going to be new taxes for drivers?	No. There will be no new County taxes on drivers. The Comprehensive Plan does not offer provisions for taxation.
14. What is the cost difference between roads, bike trails, and transit?	There is no equivalent cost comparison between the three. It's like comparing apples to oranges. By example, roadway costs are per lane mile and are dependent upon specific drainage, right-of-way and infrastructure design requirements. The cost for transit service is based upon the cost per specific bus unit (whether it be large bus or small bus/van) and on-going operational costs (drivers, fuel, insurance etc.) in consideration of the service area. There is no cost equivalent for bike trails or sidewalks. Each jurisdiction,

	though, can use an equivalent cost per area (ie. \$40/linear foot for a 5 foot wide sidewalk; \$75/linear foot for a 10 feet paved recreational trail)
15. Not practical to use bicycles in this weather.	It is important for all income types and ages that transportation choices are available. Florida bicycle association: <a href="http://www.floridabicycle.org">www.floridabicycle.org</a> Bike Florida: <a href="http://www.bikeflorida.org">www.bikeflorida.org</a> Florida cycling: <a href="http://www.floridacycling.com">www.floridacycling.com</a> South Florida Bike Coalition: <a href="http://www.southfloridabikecoalition.org">www.southfloridabikecoalition.org</a>
16. How about the mercury in compact fluorescent light bulbs? Need a safety suit to clean up broken bulbs. Mercury can get into our water.	What to Do if a Fluorescent or Other Mercury-Containing Light Bulb Breaks: <a href="http://www.epa.gov/mercury/spills/index.htm#fluorescent">http://www.epa.gov/mercury/spills/index.htm#fluorescent</a> New and old style fluorescent light bulbs must be disposed of carefully and in designated solid waste facilities. The Home Depot and other hardware stores offer recycling for compact fluorescent bulbs.
17. Government helps to ruin our lives and environment. The more you help us, the more you hurt us.	Government provides a number of functions including parks, hospitals, roadways, and EMS, and law enforcement.
18. How about loss of taxes from less utility use?	All government tax base is decreasing.
19. You promised that if there was a nuclear power plant, we would get cheap energy.	You may want to contact FPL. FPL Customers To Get Fuel Rebate In January; Lowest Bills In State Will Drop In 2010 (Nuclear Power Industry News). FPL residential customers using 1,000 kilowatt-hours will receive a credit of \$44.46 on their January electric bills. The fuel charge credit would normally have been spread out over the course of 12 months. FPL does not profit on the fuel it buys to generate electricity.
20. \$14,000 for a water pipe in front of my house in Indian River Estates. Please don't help me anymore. Electric bill over \$300. No more health care.	US Representatives and Senators should be contacted regarding the health care issue.
21. Don't want energy efficiency. You will ruin the economy. Shipping jobs overseas because you will regulate us to death.	Some private companies are choosing to build with green building standards to reduce their long term costs.
22. Slide 17. Policy 3.1.1.5. Assist employers to provide homes near employment. Unfunded mandate. Funding will come from taxpayers.	Proposed Policy: <u>Policy 3.1.1.5 Explore existing and new programs by 2013 to assist employers who desire to participate in making housing in reasonable proximity to the workplace.</u> The proposed language originates from the Evaluation and Appraisal Report. The Affordable Housing Committee is a made up of citizens who volunteer their time to recommend policy to the County Commission. The term "assistance" has a very broad application. For instance, Resolution 10-060 was recently adopted that provided for expedited permit review for qualifying County sponsored affordable housing projects. Generally, employers want to ensure housing is available near their place of employment. If an employer is desirous of creating housing for employees, the County or EDC may be able to provide technical support.
23. Why will government buy and sell houses?	One method of developing home ownership for people

<p>This is a capitalist society. Government has nothing to do with the economy.</p>	<p>with disabilities is through the establishment of trusts. Since 1985, the number of housing trusts has increased more than fivefold in response to the growing demand for housing resources (Center for Community Change, 1989). Housing trust funds are dedicated sources of revenue (e.g., real estate tax sales, interest on real estate escrow accounts) committed to the purpose of providing low and moderate income housing. They are generally established by local, county, or state government and are usually ongoing and permanent. Some housing trusts have been created on the state level through a budget allocation rather than an ongoing commitment of revenue (Center for Community Change, 1989). Families of people with disabilities can "buy into" these trusts. In addition, private trusts, established for the benefit of individuals or groups, may also include a housing component.</p>
<p>24. Stop the American Reinvestment and Recovery Act.</p>	<p>The American Reinvestment and Recovery Act is a federal program. It may be best to contact your US Representative or Senator.</p>
<p>25. Recovery Act will limit our freedom. Mandate on that will force banks to loan to people who cannot afford it.</p>	<p>The American Reinvestment and Recovery Act is a federal program. It may be best to contact your US Representative or Senator.</p>
<p>26. Government will pay to fix problems that they created.</p>	
<p>27. Not a goal or encouragement. This will be law, a requirement.</p>	
<p>28. Research on sea level rise- EPA/global warming wrong. Making major zoning changes. Look at factual sciences.</p>	<p>The EAR-based Comprehensive Plan Amendments do not change land use or zoning on any property in St. Lucie County.</p>
<p>29. Commercial/Industrial Future Land Uses. Percentage is too small. What is an appropriate percentage for each of these?</p>	<p>Currently there are over 309 acres of vacant land with a MXD or SD land use designation that may be developed into a non-residential use (commercial or industrial) in addition to the 677 acres of vacant commercial and 26 acres of vacant industrial.</p> <p>Table 1-5 showing vacant lands with a future land use designation of Industrial and Commercial are in addition to what is currently listed as existing Industrial and Commercial land uses otherwise known as commercial "supply." Table 1-1 shows 2,486 acres of land currently being put to a commercial use, and Table 1-2 shows 1,702 acres of land with a future land use designation of commercial. Lands designated as MXD (Mixed Use Development) have Industrial, Residential and Commercial development potential and table 1-2 shows 5,219 acres of MXD. The majority of St. Lucie County is developed as residential and agricultural.</p>
<p>30. County makes it impossible to develop. Impossible to develop commercial property. Concern about connection to sewer system. Impact fees are an outrage. Fees get in the way. This is where the economy goes into a downward spiral. Impact fees have obliterated development in the county.</p>	<p>Impact fees have become the most important method in infrastructure financing and an essential part of local governments to fund infrastructure or public services. Impact fees may help to assist in the development of needed parks, schools, roads, sewer, water treatment, utilities, libraries, and public safety buildings to the newly developed area. In most cases impact fees are used in new development. Most states recognize and allow the</p>

	<p>use of impact fees as a way to regulate land use.</p> <p>The cost of an impact fee can vary from state to state. Generally, area in the Western United States charge higher fees than other places in the country. They can also vary depending on the type of need by a community with school facilities causing the greatest cost of an impact fee.</p> <p>Today, impact fees have become a popularly used method. About 60% of all cities with over 25,000 residents along with 40% of metropolitan counties use impact fees on new developments for public services or infrastructure. In some cities or states such as Florida, 90% of communities use Impact Fees.</p> <p>Impact fees have been in place in St. Lucie County since 1986 and were in place during the construction boom in the 2000's. The purpose is to ensure that development pays for its impact on infrastructure rather than relying on existing residents and taxpayers for related development improvements.</p>
31. Erosion of individual rights. If some can build a house on beach, they should have to deal with the consequences. Insurance companies should be able to say "no." People should have a right to do stupid things.	<p>Coastal Barrier Resources Act or COBRA enacted October 18, 1982, designated various undeveloped coastal barrier islands, depicted by specific maps, for inclusion in the Coastal Barrier Resources System. Areas so designated were made ineligible for direct or indirect Federal financial assistance that might support development, including flood insurance, except for emergency life-saving activities.</p> <p>The purpose is to protect property owners in the long term. The developer may not own the property for life. Protecting the dunes protects all future owners of a building.</p>
32. Solar panels on roof. Wind generation facilities are built by Nexterra. Wind generation would not be economical because wind energy is not reliable. Not enough comparable megawatts. Solar power is for the politicians. Hot water heaters are a waste.	<p>Use of solar power is an individual choice.</p>
33. Talk to legislators and Tom Pelham at DCA about comprehensive plan requirements. Mark and Lorraine are not responsible for requirements.	<p>The state legislature and the Florida Department of Community Affairs are responsible for setting comprehensive plan requirements.</p>
34. Why not statewide programs for water?	<p>In 2008, the County included a Water Supply Facilities Work Plan which includes long term plans for water supply.</p> <p>Statewide water programs are implemented through the water management districts.</p>
35. Candidate for County Commissioner. Not enough done for economic development.	<p>SLC provides for an Economic Development Element, which is an optional element and not required by the State. Beginning in 1985, the Board of County Commissioners has adopted various economic development incentives to attract targeted industries and create jobs within St. Lucie County. These incentives of create targeted industry jobs through employer relocation and local business retention/expansion</p>

	<p>efforts. The Ad Valorem Tax Abatement and Job Growth Investment Grants (JGIG) incentives have been especially successful. Since 1992, St. Lucie County has attracted over 20 new businesses and created 4,900 new jobs through the authorization of economic development incentives for targeted industries. In April of 2009, the Board of County Commissioners also adopted a Local Stimulus Ordinance (Ordinance No. 09-008) as a means of enhancing job creation as a result of a significant downturn in the local economy. A “local economic emergency” was declared by the Board in light of a national recession that has resulted in significantly high home foreclosure and unemployment rates for the County. The stimulus Ordinance requires that 75% of the labor for each project be local residents and 75% of the materials used for each improvement project be acquired from local vendors through competitive bids to assist in stimulating the local economy.</p>
<p>36. Set positive environment. Don't set impact fees in down economy. Is there an economic impact analysis for the amendments? Should be upfront about costs. People are concerned about adding costs. Process in economic development is a process of elimination. Why set impact fees in a down economy?</p>	<p>The County will need to review the cost of an impact fee before the adoption of one. Current impact fees are being implemented in phases. Any policy that might require a study or large project includes the language “explore the financial feasibility of” or “if funding is available.” This gives the County Commission the option to review implementation of the policies based upon available funding.</p>
<p>37. Incentives for green buildings and transfer of wealth. Policy is now a suggestion. People on podium will set it into law.</p>	<p>The Comp Plan makes provision for general policy guidelines, not regulation.</p>
<p>38. Living close to employment subjugates free will. People should have a choice. Spain is a leader in green jobs and their unemployment rate is 20%.</p>	<p>The County and the Comprehensive Plan have no requirement that an individual live near their employment. Many individuals many choose to live near employment to save money on gas and for other quality of life reasons.</p>
<p>39. TDRs like cap and trade. Failed policy. Setting up an agency to make a lot of money.</p>	<p>Generally, private rural land owners support a transfer of development rights program.</p>
<p>40. Job/housing balance will be controlling businesses. Government involvement in free market capitalism. What is actual benefit of being a “green local government”? PSL is green and they have high unemployment and foreclosures. 20 years of development and three years of failure. Government picking winners and losers. Government should not be in this business.</p>	<p>Generally, the benefit of having a green local government is overall cost savings. The FGBC Green Local Government Standard designates Green Cities and Green Counties for outstanding environmental stewardship. It is expected that certified green city and county governments will not only gain recognition and publicity, but also function in a more efficient manner through better internal communication, cost reductions, and effective risk and asset management. <a href="http://www.floridagreenbuilding.org/local-governments">http://www.floridagreenbuilding.org/local-governments</a> The jobs/housing balance is a method for monitoring economic sustainability. The state and others developed an interest in the jobs/housing balance indicator after overgrowth of residential development.</p>
<p>41. How did EAR come to its conclusions?</p>	<p>The EAR was reviewed during many public meetings / hearings and approved by the Board of County Commissioners.</p>
<p>42. Public is due an idea of costs.</p>	<p>The County budget process is open to public</p>



	<p>participation.</p> <p>The amendments reflect existing County policies on sustainability and green practices. Any policy that might require a study or large project includes the language “explore the financial feasibility of” or “if funding is available.” This gives the County Commission the option to review implementation of the policies based upon available funding.</p>
43. Lived here since 1972. Who will provide utilities to Wal-Mart Distribution Center? Unacceptable to create situation where Wal-Mart decided to pull out.	
44. Home Depot wanted to relocate to Jensen Beach and decided to pull out because impact fees are too high. County government is deleterious to real development.	Jensen Beach is located in Martin County.
45. County money and government money is our money. People have lost trust in our government.	It is important that residents participate in elections to ensure they choose an elected official that represents their ideas and values.
46. Should be done at the polls.	Florida residents will have the option to require that all comprehensive plan amendments are approved by referendum during the November 2010 election.
47. America has woken up. County Commission-watch your back.	It is important that residents participate in elections to ensure they choose an elected official that represents their ideas and values.

### March 8, 2010 - Workshop

Comments	Response
1. This is a model for Agenda 21, UN Agenda 21 One World Governance, which would strip away US sovereignty. Smart Growth, Charrettes and Comprehensive Plans are a euphemism for Agenda 21. The Maryland Pathways Plan established in 1976 reshuffled land rights in the name of defending farm land including downzoning agricultural lands, upzoning remainder and requiring inclusionary housing and multifamily housing. In the South side of Chicago with no representation, public housing was located there increasing drugs, crime, etc. Richard Rothschild mentioned that Smart Growth is social reengineering, urbanizing rural towns, gerrymandering and housing subsidies. This shifts voting patterns from right to left to a Democratic blue vote. I am against this.	<p>The County is not implementing Agenda 21.</p> <p>The Overall Goal of this Plan is to ensure the best living environment and community possible, built on the needs and desires of the residents of St. Lucie County. The purpose of this Plan is to protect and enhance the health, safety, and welfare of St. Lucie County's citizens and of our county's natural and man-made resources. The following Objective supports the Overall Plan Goal.</p> <p>Objective: To Improve St. Lucie County's economy while retaining it's cultural and natural resources.</p>
2. We just woke up. Things would have been different if we were involved earlier.	
3. What is the cost? Everything in Congress goes to the Congressional Budget Office. Will County provide costs of projects? Looks expensive. What is the source for paying for these? Will businesses pay for these projects?	<p>The amendments reflect existing County policies on sustainability and green practices. Any policy that might require a study or large project includes the language “explore the financial feasibility of” or “if funding is available.” This gives the County Commission the option to review implementation of the policies based upon available funding.</p>

<p>4. With 18,000 more unemployed, why isn't job growth more important? Dirt and critters are not important. Turtle and dunes are important in the Plan, not people. Nothing about education. Most science behind data is from EPA. Most proven faulty. (ie, IPCC and CRU). The have been almost completely discredited. Is it time to stop and rethink the plan based upon science, not political science? There is no adjustment for new information in the plan.</p>	<p>It is important to note that the Comprehensive Plan includes an optional Economic Development Element because of the importance of job creation.</p> <p>See response to No. 37 on page 7 in regards to economic stimulus efforts.</p> <p>The Comprehensive Plan includes a Public School Facilities Element adopted in 2008 that is not being reviewed with the EAR-based Amendments.</p>
<p>5. Greenhouse reduction –is it required by the state? Is there a ratio of maintaining land use and population? Anything that stifles supply and demand is not our goal. Let people decide where people should go. Not practical to suggest where business should go. Let business do what they have to do.</p>	<p>GHG reduction and energy efficiency policies have been added to meet statutory requirements. The policies related to GHG reduction and energy efficiency reflect the County's adopted sustainability policy, the "Greenprint."</p> <p>HB 697 provides for new requirements regarding greenhouse gas reduction strategies, strategies to address reduction in greenhouse gas emission from the transportation sector.</p>
<p>6. Is there a bike route map? What is the cost of putting in sidewalks? Is it specific to schools or commercial areas? Encourage County to install sidewalks by schools and hospitals. Don't put sidewalks in existing developments. Government is doing a good job of spending people's money. In the future, can you show what is required by the state and what is not so we know what to fight at the local level or the state level? Over-burdensome to individual taxpayers.</p>	<p>Maps TRN-7 and TRN-9 show existing and future bike lanes along major roadways and safe routes to school (Transportation Planning Org.). The County budget process is open to public participation.</p>
<p>7. Are we above or below pollution levels/Greenprint? How is that measured? This is not an engine for job growth. It is a hurdle for job growth. Industrial and commercial properties have been reduced 36%. List of animals that call PSL home (endangered species, etc.) is another way to clamp down on development.</p>	<p>Currently there are over 309 acres of vacant land with a MXD or SD land use designation that may be developed into a non-residential use (commercial or industrial) in addition to the 677 acres of vacant commercial and 26 acres of vacant industrial.</p> <p>Table 1-5 showing vacant lands with a future land use designation of Industrial and Commercial are in addition to what is currently listed as existing Industrial and Commercial land uses otherwise known as commercial "supply." Table 1-1 shows 2,486 acres of land currently being put to a commercial use, and Table 1-2 shows 1,702 acres of land with a future land use designation of commercial. Lands designated as MXD (Mixed Use Development) have Industrial, Residential and Commercial development potential and table 1-2 shows 5,219 acres of MXD. The majority of St. Lucie County is developed as residential and agricultural.</p>
<p>8. Seems like a tough job ahead. What are ideal land use percentages? State is requiring certain policies. If state is misdirected and is the problem, what is the recourse to go after state policy? What is sea level rise in St. Lucie County since 1988? These issues could be pointed out to the</p>	<p>Data on ideal land use percentages is not available.</p>

County Commission. Recommend job balance. What are sustainable land use percentages? Optimal jobs need houses. What is ideal percentage of industrial and commercial uses? Jobs are an important part of sustainable development.	
9. Unemployment is 15.3%. Current jobs housing balance is 0.5. Business Retention Plan – is this organized by the Economic Development Council?	That is correct.
10. Incentives to lure companies- job creation developing high wage high skill jobs, but if applied to jobs/housing balance will weaken balance. The problem with high tech is existing unemployed here need jobs. Will need to bring in talent from outside. Current barriers to business are zoning, licenses, and permits. Can't use natural resources like the Port. Port would make a lot of money. Encourage residential uses around the Port. Use port for original purpose.	New employees from St. Lucie County or from outside St. Lucie County will benefit the jobs/housing balance. The Comprehensive Plan includes the Port Master Plan. See No 35 on page 7 regarding economic incentives by the County.
11. What kind of public transit is anticipated? Trains? How about the cost? High tech jobs ideal, but need to get existing population employed. TDRs may be a benefit for Western Lands. How about supporting agriculture. Current foreclosure crisis dues to economic boom/construction industry. Now many unemployed because of change in trend.	The EAR-based Amendments supports agriculture by supporting biofuels production and TDR programs.
12. Will the study impact the affordability of homes? Placing limits on higher densities increases property values and costs. People cannot afford higher rates. Cost so high, people will move away. Substandard housing- what is the standard? When required improvements are made to substandard housing, residents are forced to move out. Jeff Furst say values will settle in between. People will be priced out.	The EAR-based amendments recommend adding a minimum density. There is no change in maximum densities. The building official determines substandard housing. Home improvement grants do not require residents to move out.
13. Since January 2007, 8 million people have lost their jobs in the US. It is good that the County is cutting jobs. Who is the Florida Green Building Coalition? Have you considered new data? Exploration of TDRs in Western Lands Study. Until there are TDRs will property owners lose their agricultural tax benefit? How about their rights. Why spend time and energy on Western Lands Study? Much ado about nothing.	The Comprehensive Plan Amendments will have no effect on agricultural tax benefits.
14. County has not designated any area as having slum or blight.	Counties may designate certain areas meeting state qualifications for slum and blight. This is usually done as a precursor for development a Community Redevelopment Area (CRA) where there are targeted redevelopment programs. There are no CRAs in the County, several exist in Ft. Pierce.
15. Economic Development Element mentions on page 7 major employers. Public sector provides	The public sectors employees include state and federal employees. Table 10-1 in the Economic

12,000 employees while the private sector has 11,000 employees. How are the 11,000 supposed to support the 12,000? Are the numbers correct?	Development Element identifies 7.8% of the workforce in 2009 as public administration.
16. How can you assist government and developers in informed decision-making? They are usually at opposite ends of the table. Protecting real estate is fabulous. Should be focused on large swath of regulation and hurdles for development-even regulating outhouses. Get like Texas where there is no zoning. Texas does not have downturn in housing like rest of the country. Dig into regulatory fee structures. Went to City Council, upland development could have been traded for \$15,000 per acre. In the end, it was \$110,000 per acre. These were due with the pro forma in development projects.	The Florida Building Code provides minimum building requirements. All local governments must adhere to the Florida Building Code. Houston does not have a zoning code, however, they have other land use controls and most properties have deed restrictions.
17. No clear economic data for the Plan. No study on the economic direction of the Plan. High number of foreclosures.	
18. Doesn't Census data only include household size?	The Census has a variety of demographic information including household income, ethnicity, age, and information about buildings such as vacancy.
19. Port not being used. We disagree with high skill, and high tech jobs. Look at ground level and proceed. No tax for driving vehicles. Plan is lopsided.	The Comprehensive Plan includes the Port Master Plan. A mobility fee is being considered that would be paid for by the developer like other impact fees to reimburse the County for infrastructure improvements.
20. 73% of land uses will be controlled by Comp Plan. Work is contracted out. County staff also involved. Layers of bureaucracy in the document. Unfunded mandates. Concern that single-family will not be the norm. What about providing transit and fees in lieu. Seeing a change in government by government. America loves life, liberty, and happiness.	The state requires all Counties and cities to have a comprehensive plan that regulates land use. There is no proposal to change existing single family home areas.
21. Policies get in the way of using TDRs. Can't be used unless there are buyers. Population need analysis will put responsibility on developers. High tech is a long term, great strategy. Many cars pass by on I-95 and the Turnpike. We should have techniques to lure people off the highway to St. Lucie. Support existing businesses. Take advantage of growth in other countries. Economic development should look to growth overseas for local economic advantages. Support local schools.	TDRs should be developed with the appropriate stakeholder to ensure success.  Attracting folks from I-95 and the Turnpike to visit St. Lucie County is a great economic development idea.  International economic development opportunities should be explored as suggested.  The Comprehensive Plan includes a Public School Facilities Element adopted in 2008 that is not being reviewed with the EAR-based Amendments.
22. Port and Inland Port are important. A green building was proposed in the Port. What specific green standard will be required? Mark Young at Maritime Advisors, LLC can give you financial information regarding the Port.	Local governments may not choose one green standard for buildings and may not require green standards for private buildings.
23. Mobility Fee- How do you determine the distance in trips? Recommend all new development should state the impact fees to the buyer. Require	Existing traffic data is available with information on trip distance. Requiring builders to disclose impact fees imposes an additional burden on builders who

impact fees to be disclosed so people know what fees were charged.	currently may voluntarily provide such information. Impact fees paid are also public information and may be requested from the County.
24. Real life experience- While at the PX in Saigon, appliances and General Development Corporation lots in Port St. Lucie for sale. Everything in the plan works against this scenario.	Developers continue to advertise residential development for sale in the County. The Comprehensive Plan does not prohibit advertising.
25. Have cost/benefit analyses been performed on EAR-based Amendments?	Some benefits such as increased park space are difficult to quantify.
26. Remember that cap and trade was invented by Enron.	Thank you.
27. What about the bridge at the County fairgrounds?	FDOT widening of SR 70 because FDOT had previously approved the construction of the Multi-Purpose Path on the north side of SR 70 in their project. County paid \$150,000 and FDOT funded the rest. It is intended to provide access between the Fairgrounds and the path.

### March 15, 2010 – P&Z Workshop

Comments	Response
1. The Planning & Zoning Commission is acting as the Land Planning Agency per FS 163 and as such the LPA is to review and approve the document prior to sending to the BOCC.	<a href="#">Section 163.3174, Florida Statutes, Local Planning Agency</a> - See Paragraph (4)(b) (4) The local planning agency shall have the general responsibility for the conduct of the comprehensive planning program. Specifically, the local planning agency shall: (a) Be the agency responsible for the preparation of the comprehensive plan or plan amendment and shall make <u>recommendations</u> to the governing body regarding the adoption or amendment of such plan. During the preparation of the plan or plan amendment and prior to any recommendation to the governing body, the local planning agency shall hold at least one public hearing, with public notice, on the proposed plan or plan amendment. The governing body in cooperation with the local planning agency may designate any agency, committee, department, or person to prepare the comprehensive plan or plan amendment, but final recommendation of the adoption of such plan or plan amendment to the governing body shall be the responsibility of the local planning agency.
2. Staff has not given the Commission sufficient time to review the document as state law requires.	The draft document has been available to the public since January 2010. As noted above, the requirement is for at least one public hearing by the LPA. There will be two, possibly three public hearings by the LPA for this item. There will be a minimum of one workshop with the BOCC and two public hearings.
3. Requested that the Amendments be reviewed page by page. Schedule more time for review.	
4. Document is not adding anything positive; changing the language in the document is adding unnecessary complications and fuzziness to the	

process, which adds uncertainty (cost) to the process, which will drive away developers. Not adding anything positive to the County.	
5. Requirement adding any project over two hundred acres to form a Community Development District (CDD). This is a business decision, should not be a govt. mandate. Financing vehicle for developers to finance infrastructure.	All mention of Community Development Districts (CDD) comes from existing Comp Plan language defining a Future Land Use designation, which have been relocated from the data analysis to the GOPs. The requirement of a CDD is proposed for removal.
6. Definitions of water bodies and rivers are omitted (referenced Ten Mile Creek). This is not based on a recommendation from the EAR.	<p>Page 4-22 of the adopted EAR provides the following recommendation for Policy 1.1.9.7 – Revise Policy to include entire waterways. It may be best to allow for a strict definition in the LDC only to prevent inconsistencies among documents.</p> <p>Proposing the following language as an alternative to original proposed change:</p> <p>Policy 1.1.9.7 - Enforce Section 6.02.02 of the Land Development Regulations to protect the watercourses identified below:</p> <p>North Fork of the St. Lucie River – <u>Those portions in unincorporated St. Lucie County</u> from the Martin County line to the confluence with Five and Ten Mile Creeks.</p> <p>Five Mile Creek – <u>Those portions of Five Mile Creek in unincorporated St. Lucie County</u> from the confluence of the North Fork of the St. Lucie River to the <del>Florida East Coast Railroad, Glades Cut-Off Branch Line</del> <u>Orange Ave.</u></p> <p>Ten Mile Creek – <u>Those portions of Ten Mile Creek and the Eleven Mile Creek tributary in unincorporated St. Lucie County</u> from the confluence of the North Fork of the St. Lucie River to <u>McCarty Shinn Road</u>.</p>
7. Water and Sewer connection outside the Urban Service Boundary language changed, (you could not pull a building permit outside the Urban Service Boundary, or get a project developed).	<p>Update to read:</p> <p>Policy 4A.1.2.6: Development <u>requiring central utility services</u> within the unincorporated areas of the County will only be permitted when such development ties into or makes provision for <u>obtaining water or sewer utility service from the St. Lucie County Water and Sewer Utility District, the Ft. Pierce Utility Authority or the City of Port St. Lucie Utility within their respective service areas.</u> <del>tying into a regional or sub-regional system that is available as set forth in the annual Service Availability Report.</del></p>
8. Wetlands Mitigation Issues - Two large mitigation banks in the County. Existing wetland policy being added to “to the maximum extent possible” County owes a duty to the privately funded mitigation banks that they are putting them out of business.	This phrase was relocated from Policy 6.1.4.13 to 6.1.4.2
9. Make font larger in graphs (slide 6).	Thank you.

10. Controlling travel to and from job.	The focus is not about controlling travel to and from work but to provide alternative modes of transportation and also recognize that the distance (vehicle miles traveled) development is from urbanized areas should be addressed in the impact fee structure.
11. Controlling where you live in relationship to your job. Concern about housing close to employment.	Generally, employers want to ensure housing is available near their place of employment. If an employer is desirous of creating housing for employees, the County or EDC may be able to provide technical support.
12. Too comprehensive and far reaching, presented without an equal balance of economic benefit. Only two mentions of jobs and are made in reference to controlling where you live in relation to your job. Nothing about creating economic environment to be conducive to the economic resurgence needed, From the government down not up. You will be very unhappy with yourself if you do not give due diligence to what is being presented here before you made a recommendation. Praying for wisdom on your part.	The Economic Development issue is addressed in No. 35 on page 7 above.  Please see the Economic Development Element and the memo from Michael Brillhart dated March 15, 2010 ( <a href="http://www.stlucieco.gov/growth/EAR.htm">www.stlucieco.gov/growth/EAR.htm</a> ) on economic development incentives adopted by the BOCC.
13. Lack of job creation (.56 jobs per household, insufficient).	The jobs/housing balance ratio as a barometer of economic success. Goal of 1.5 jobs per household. The current low ratio may be attributed to the large retirement community.
14. Unfunded mandates (Bicycle, Pedestrian, Greenways and Trail Study). What is the cost of one mile of bike trail?	St. Lucie County Bicycle, Pedestrian, Greenways & Trails Master Plan was adopted by the BOCC in 2008. The St. Lucie County Bicycle, Pedestrian, Greenways & Trails Master Plan inventoried all the existing sidewalks, bike paths, missing sidewalks, and provided suggestions to improve the system.
15. Layers of bureaucracy to implement.	
16. Encourage mass transit, plasma arc gasification, however all items presented in this plan will increase impact fees and scare away potential employers instead of enticing them to come.	The County will need to review the cost of an impact fee before the adoption of one. The current impact fee schedule is being implemented in phases.
17. No tangible benefit to being labeled a Green County. Don't know what the tax burden would be to being labeled green county.	The <a href="#">Florida Green Local Government</a> Certification process provides a systematic way for your local government to assess its level of sustainability and to incorporate multiple environmental, ecological and sustainability features throughout its operations to reduce consumption and increase efficiency; saving taxpayer dollars and the environment! It is expected that certified green city and county governments will not only gain recognition and publicity, but also function in a more efficient manner through better internal communication, cost reductions, and effective risk and asset management.
18. Past study groups chaired by Betty Lou Wells spent years putting together the elements of the plan with a vision for the future. Having no plan at	The policy below is existing language in the Comp Plan; the element number has been changed.

<p>all is a disaster. People are concerned about our fiscal resources and we are now suffering from years of uncontrolled growth causing a crisis in banking and with the local and national economy. Growth needs to pay for itself so the County citizens aren't burdened with it. Many items are called for by state legislation, this is not the place to complain about these issues. Post disaster redevelopment is a proposal that we needed after the hurricanes of 2006. Comments about no education being part of the plan, the County has many educational programs.</p> <p>No new untreated storm water? Protect the IR lagoon all of the St. Lucie River, all of Ten Mile Creek, this is what brings tourists and makes life livable in St. Lucie County. We have a strong Comp Plan and encourage you to keep it strong.</p>	<p>Policy <del>7</del>5.1.4.1: No new untreated point source discharges into coastal waters for stormwater runoff and wastewater effluent will be permitted.</p> <p>The Comp Plan has an entire element dedicated to education, The Public Schools Facilities Element, which was recently adopted in Dec of 2008 and therefore it is not being updated along with the rest in the EAR-based Amendments.</p>
19. Citizens need to understand the process.	Citizens are welcome at any time to call the Growth Management Department and schedule a meeting. Please call (772) 462 - 2822
20. Uncontrolled growth	The Growth Management Act of 1985 was instituted in response to uncontrolled growth and is the basis for requiring Comprehensive (Development) Plans.
21. Diminished property values	
22. United Nations Agenda 21, stripping away US sovereignty	
23. In regard to the EAR, is it true that the landfill will supply us with enough capacity for thirty years? Haven't heard much about gas plasma gasification- seems to be discouraged.	<p>Yes, the landfill can provide appropriate level of service for the next 30 years.</p> <p>The County is exploring Plasma Arc Gasification to reduce the amount of the waste stream that is currently being landfilled and to extend the useful life of the Bailing and Recycling Facility (Page 4-2 in the EAR-Based Amendments).</p> <p><u>Policy 4B.1.2.3 - Continue investigation of plasma arc gasification technology as a means to potentially eliminate or reduce the need for landfill disposal.</u></p>
24. Transfer of Development Rights is a bad idea. Ask for increasing rights rather than trading them.	Being studied in depth during the Western Lands Study.
25. Get back to Agriculture	See Western Lands Study
26. Business will build and operate Green when it is economically feasible. Goal of any business is to earn a profit.	
27. Being Green without a return on investment is not a viable business model	
28. Over 18,000 people in St. Lucie County unemployed	
29. Reduction of commercial and industrial land	Table 1-5 showing vacant lands with a future land use designation of Industrial and Commercial are in addition to what is currently listed as existing Industrial and Commercial land uses otherwise known as commercial "supply." Table 1-1 shows 2,486 acres of land currently being put to a



	commercial use, and Table 1-2 shows 1,702 acres of land with a future land use designation of commercial. Lands designated as MXD (Mixed Use Development) have Industrial, Residential and Commercial development potential and table 1-2 shows 5,219 acres of MXD.
30. Quality of life diminishing	
31. Need to be more educated on this issue	Citizens are welcome at any time to call the Growth Management Department and schedule a meeting. Please call (772) 462 - 2822
32. Plan does not include cost analysis	The County budget process is open to public participation. The amendments reflect existing County policies on sustainability and green practices. Any policy that might require a study or large project includes the language “explore the financial feasibility of” or “if funding is available.” This gives the County Commission the option to review implementation of the policies based upon available funding.
33. Encouragement for plasma arc gasification.	